



2014R06256

STATE OF ILLINOIS

MADISON COUNTY

02/28/2014 3:27 PM

AMY M. MEYER, RECORDER

REC FEE: 31.00

CO STAMP FEE:

ST STAMP FEE:

FF FEE:

RHSPS FEE:

OF PAGES: 3

THIS DEED PREPARED BY
CHANDLER TAX & ACCOUNTING
1005 E. SPRINGFIELD, SUITE 200
ANAHUAC, TEXAS 76008

IL 41054 ADP
#4429

WHEN RECORDED RELY ON TO
DEVELOPER SETTLEMENT STRATEGY
1100 VED RAYSS LRL HWAY
BRISTOL, PA 19007

env.

31.00 ck 4119

Mail Tax Statements to: **WARRANTY DEED**
United States Of America
100 W. Oglethorpe Ave, Savannah, GA 31401

States Above This Line For Recording Data

For good consideration in the amount of two hundred fifty three thousand, five hundred ninety one and 10/100 (\$253,591.70), (two) EDWARD ESTERON AND TARA ESTERON, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY, with an address of PSC 78 BOX 888, APCO, AP 96326 hereby bargain, sell and convey to UNITED STATES OF AMERICA, AND ITS ASSIGNS, ACTING BY AND THROUGH, THE US ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT, WITH AN ADDRESS OF 100 W. OGLETHORPE AVENUE, SAVANNAH, GA 31401, the following described land in Madison County, State of Illinois, free and clear with WARRANTY COVENANTS to wit:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF MADISON, THE STATE OF ILLINOIS, TO WIT:

LOT 55 IN COUNTRY LAKE ESTATES SEVENTH ADDITION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, AS RECORDED IN PAST BOOK 59, PAGE 170.

FOR INFORMATIONAL PURPOSES ONLY

PARCEL NUMBER: 14-02-01-36-000-001-000

BEING THE SAME PREMISES WHICH DAVID B. BROWN AND JANICE M. BROWN, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, BY DEED DATED AUGUST 1, 2008, AND RECORDED AUGUST 9, 2008, IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE, IN DOCUMENT NO. 2008W44606, GRANTED AND CONVEYED UNTO EDWARD ESTERON AND TARA ESTERON, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY, IN FULL SIMPLE

EXEMPT FROM CHANDLER TAX & ACCOUNTING SETTLEMENT STRATEGY

2/12/14

enjoyment of the premises and to heirs and all persons claiming under them, the conveying party shall be held harmless, with the demand of Grantee, in its original security instrument, and shall be held harmless in the title to the premises that may be reasonably required, and the Grantee and its heirs and assigns shall defend all of the property so granted to Grantee, and its assigns, against every claim, suit, or demand made by any part thereof.

The acquiring Federal Agency is the U.S. Army Corps of Engineers.

SUBJECT TO existing easements for public roads and highways, utilities, railroads and pipelines.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereto belonging or appertaining; and every right, title or interest, legal or equitable, of the seller(s), or in and to the same.

TOGETHER WITH title to all alleys, streets, ways, strips or gores abutting or adjoining the property that are of record.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereto belonging.

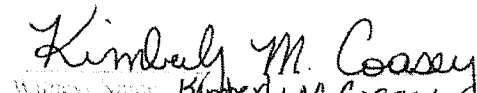
THIS CONVEYANCE MADE SUBJECT to all easements, and buildings or use restrictions of record including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS my hand and seal this 12th day of February, 2014


EDWARD ESTERON

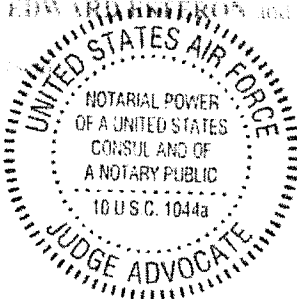

TARA ESTERON


Witness Name: Manami Okamoto


Witness Name: Kimberly M. Coasey

STATE OF ALLEN **374 AW/JA**
Unit 5078
APO AP 96328-5078

This instrument was acknowledged before me on 12 day of February, 2014
EDWARD ESTERON and TARA ESTERON




Heta Lawrence
NIA

Notary Public for the State of
ALLEN
10 U.S.C. 1044a



U.S. Policy

Fidelity National Title Insurance Company
A Stock Company
Policy Number 27005-43364394

UNITED STATES OF AMERICA POLICY OF TITLE INSURANCE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss, or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the Insured by reason of:

- 1. Title to the estate or interest described in Schedule A being vested other than as stated therein;*
- 2. Any defect in or lien or encumbrance on the title;*
- 3. Unmarketability of the title;*
- 4. Lack of a right of access to and from the land.*
- 5. In instances where the insured acquires title to the land by condemnation, failure of the commitment for title insurance, as updated to the date of the filing of the lis pendens, notice of condemnation, or of the Declaration of Taking, to disclose the parties having an interest in the land as disclosed by the public records.*

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Diversified Settlement Services, Inc.
1206 Veterans Highway
Bristol, PA 19007

Countersigned: _____

Authorized Signature

Stephen A Danastorg

Fidelity National Title Insurance Company



By: _____

ATTEST

President

Secretary



Fidelity National Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company: **Fidelity National Title Insurance Company, P.O. Box 45023, Jacksonville, FL 32232-5023**

Policy No. **27005-43364394**

File No. **IL41054**

Address Reference: **109 South Lindenwood Drive, Collinsville, IL 62234**

Amount of Insurance: **\$253,591.79**

Premium \$

Date of Policy: **February 28, 2014**

1. Name of Insured

UNITED STATES OF AMERICA

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

UNITED STATES OF AMERICA by virtue of a deed from EDWARD ESTERON and TARA ESTERON, dated February 12, 2014 and recorded February 28, 2014 in the Office of the Recorder of Deeds for the County of Madison, as Document No. 2014R06256.

4. The Land referred to in this policy is described as follows:

The following described real estate situated in the County of Madison, the State of Illinois, to wit:

Lot 55 in Country Lake Estates Seventh Addition, a subdivision of part of the Southwest Quarter of Section 36, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, as recorded in Plat Book 59, Page 170.

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL NUMBER: 13-2-21-36-17-301-029

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED



Fidelity National Title Insurance Company

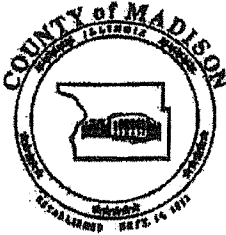
SCHEDULE B EXCEPTIONS FROM COVERAGE

Policy No. 27005-43364394

File No. IL41054

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Acreage computation not insured.
2. All matters according to plat of Country Lake Estates Seventh Addition, recorded in Plat Book 59, Page 170.
3. All matters as set forth on Survey by Stolwyk & Ferrenbach, Inc., dated February 4, 2013, as Survey No. 21886, including but not limited to the following:
 - a) 40' building setback line along east side;
 - b) concrete driveway encroaches into 15' utility easement along east side;
 - c) fences encroach into 7.5' utility easement along south side;
 - d) 15' utility easement along west side.



AFFIDAVIT FOR PURPOSE OF PLAT ACT REQUIREMENTS (765 ILCS 205)
THIS IS A LEGAL DOCUMENT – CONSULT YOUR PRIVATE ATTORNEY
(County Zoning & Subdivision Ordinances May Also Apply)

ORIGINAL AFFIDAVIT REQUIRED FOR RECORDING, COPIES WILL NOT BE ACCEPTED

Affiant is the Grantor or is the Grantors authorized representative in a deed transferring interest in the real estate described in the accompanying deed. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

(Please check all that apply)

☒ A. NOT A DIVISION OF LAND (parcel lines unchanged) ☐ C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)

☐ B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT:

____ 1. A division or subdivision of land into tracts of five (5) acres or more not involving new streets or easements of access with a minimum of five (5) acres residue.

____ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.

____ 2. A division of lots or blocks of less than one (1) acre in a recorded subdivision not involving new streets or easements of access.

____ 6. A conveyance of land for highway or other public purpose or relating to a dedication of land or for vacation of land subject to a public use.

____ 3. A sale or exchange of land between owners of adjoining and contiguous land.

____ 7. A conveyance made to correct a description in prior conveyance.

____ 4. A conveyance of land for use as a right-of-way for public utilities and other pipelines not involving new streets or easements of access.

____ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

____ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose survey must accompany the deed)

IF A IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
IF B OR C IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.

Under the penalties of perjury I swear that the statements contained here are true and correct.

NAME MOLLY JORDAN SIGNATURE: Molly Jordan DATE: 2-12-14, 20014
(Please Print)

Subscribed and sworn to before me this 12th day of Feb., 20014

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BRIAN G. MAYS, Notary Public
Middletown Twp., Bucks County
My Commission Expires January 6, 2015

[Signature]
Notary Public

All divisions of less than 2 acres within the County jurisdiction must be reviewed by the
Madison County Planning and Development Department

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1.5 miles of a municipality, local ordinances may apply.
For your protection it is required that this land division be reviewed & approved by the participating municipality.

(Please check one) ☐ Municipality Jurisdiction ☐ County Jurisdiction

Municipality(s) With Jurisdiction: _____

Municipal Planning Official's Signature

Print Name

Date

END OF DOCUMENT

Municipal Planning Official's Signature

Print Name

Date

(Revised 7/04)

1. 3 N., R. 8 W., MADISON COUNTY, IL

